

**FOR  
LEASE**

LAKEFRONT

# Microsoft Building

4301 Dominion Boulevard | Glen Allen, VA 23060



**COMMONWEALTH  
COMMERCIAL**  
Comprehensive Property Solutions



## PROPERTY HIGHLIGHTS

- › 1,171± SF of Innsbrook office space available for lease
- › 1st floor space located just off lobby
- › Layout includes 3 window-lined offices and a receptionist/lobby area
- › Building features include vast window lines with natural lakefront views
- › Ample parking and easily accessible to I-64/I-295
- › Nearby proximity to Short Pump Town Center and other retailers
- › Lease Rate: \$23.00/SF, Full Service

## FOR MORE INFORMATION:

### **SAM EDWARDS**

Sales & Leasing Associate

804-630-0025

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.



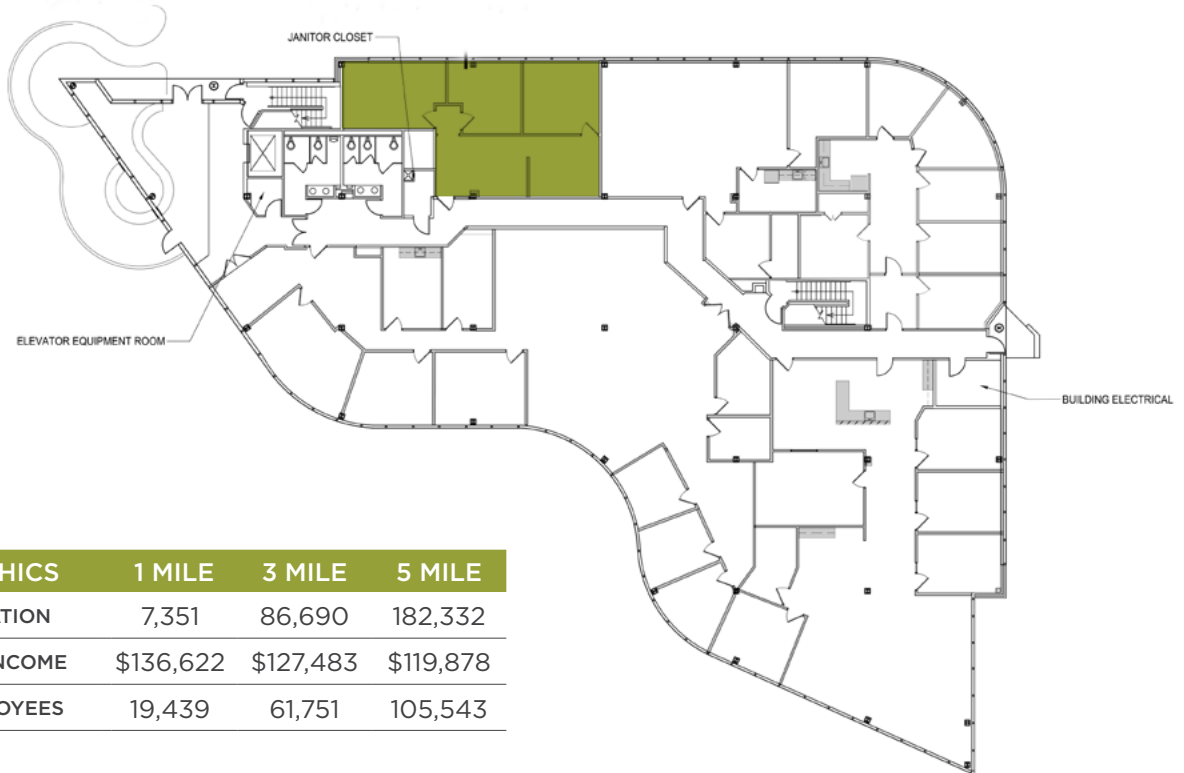


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# FLOOR PLAN

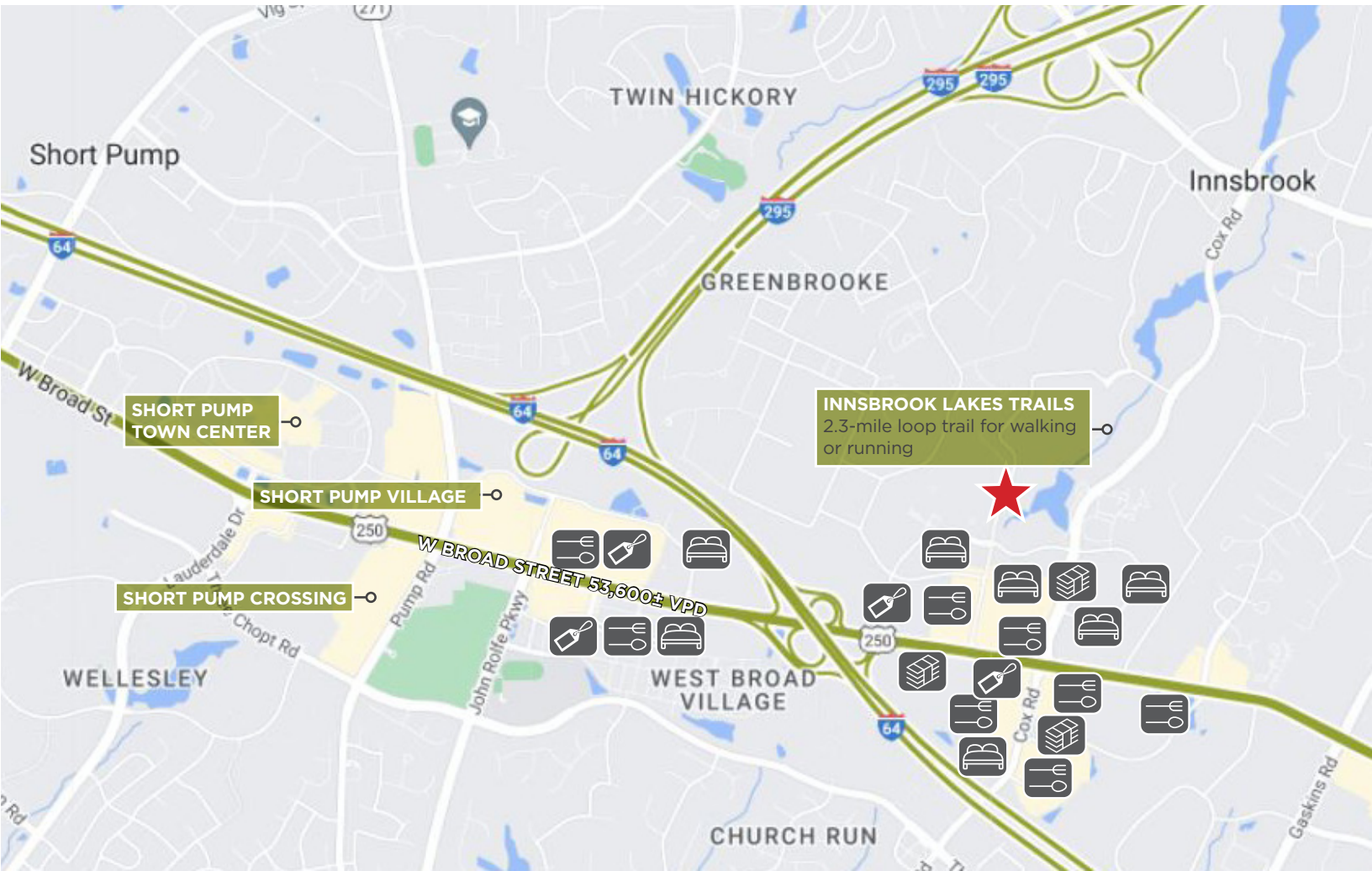
## First Floor



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	7,351	86,690	182,332
AVERAGE HH INCOME	\$136,622	\$127,483	\$119,878
DAYTIME EMPLOYEES	19,439	61,751	105,543



# INNSBROOK AREA



Aloft  
Candlewood Suites  
Comfort Suites Innsbrook  
Drury Plaza Hotel  
Extended Stay America  
Hampton Inn Richmond  
Hilton Garden Inn  
Hyatt Place  
Homewood Suites  
Richmond Marriott



7-Eleven  
Bonefish Grill  
Boychiks Deli  
Burger Bach  
Burgerworks  
Capital Ale House  
Chanello's Pizza  
Chicago's Pizza  
Chipotle  
Chopt  
Chuy's  
Corner Bakery  
Dunkin'  
Firehouse Subs  
Five Guys  
Hondos  
Jimmy John's  
Joey's Hot Dogs  
Kokonut Box  
Leonardo's  
LongHorn  
Mama Cucina  
McDonald's  
Moe's Southwest Grill  
Noodles and Company  
Panda Express  
Panera Bread  
Potbelly  
Taziki's  
Tres Machos Cantina & Cocina  
Thai Flavor Food  
The Beach House  
Silver Diner  
Starbucks  
Wawa



Best Buy  
CarMax  
CVS  
Golf Galaxy  
Hobby Lobby  
HomeGoods  
Kohl's  
Marshalls  
Men's Wearhouse  
REI  
Ross  
Shoe Carnival  
Target  
The Home Depot  
Trader Joe's  
Whole Foods



Atlantic Union Bank  
Fulton Bank  
M&T Bank  
SouthState Bank  
Wells Fargo Bank